

WILLIAM E. HAMMOND ZONING COMMISSIONER

May 20, 1982

Mr. John V. Lins PCI Engineering, Inc. 1025 Cromwell Bridge Road Baltimore, Maryland 21204

> RE: Arcadl. Volunteer Fire Co., Inc. Addition (Case No. 82-148-XSPHA) Arcadia Avenue -5th Election District

Dear Mr. Lins:

Your letter dated April 19, 1982, to Mr. William E. Hammond, Zoning Commissioner, has been referred to me for reply. You have requested information concerning the above-referenced matter.

As the result of a public hearing, Orders dated January 8, 1982 granted the Arcadia Volunteer Fire Company, Inc. the right to construct an addition to the existing station. Subsequent to these Orders, a building permit was filed and the site plans were approved by this office on May 17, 1982.

If you have any further questions regarding this matter, please feel free to contact me.

Very truly yours,

JAMES E. PYER
Zoning Supervisor

JED:DAS:nr

cc: Mr. Roger Persons
Farmers Home Administration State Office
151 East Chestnut Hill Road
Newark, Delaware 19713

Mr. William E. Hammond, Zoning Commissioner Mrs. Jean M. H. Jung, Deputy Zoning Commissioner Mr. Douglas A. Swam, Zoning Associate III Case File



April 19, 1982

Mr. William E. Hammond
Baltimore County, Maryland
Department of Planning and Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Jan 29 5 ED portong

Re: Arcadia Volunteer Fire Co., Jac. pa-14P-4SPM.1
Permit No. 42537/C-354-82

Dear Mr. Hammond: .

We are the engineers for the Addition to the Arcadia Volunteer Fire Co. fire house. A variance, special exception and special hearing (Case No. 4847-XV) were approved by your department in February of this year, and the permit application was approved by Planning and Zoning the week of April 11, 1982.

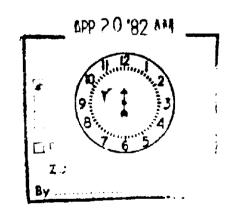
This project is being financed by the Farmers Home Administration. One of the conditions for their acceptance is a letter from the Baltimore County Department of Planning and Zoning saying the drawings meet all County codes and requirements that are applicable to zoning. This letter should be addressed to Mr. Roger Persons, Farmers Home Administration State Office, 151 East Chestnut Hill Road, Newark, Delaware 19713. If it is possible, I would like a copy of the letter for our file. Your attention to this matter would be greatly appreciated.

Very truly yours,

PCI ENGINEERING, INC.

John V. Lins

JVL/as



## PETITION FOR ZONING VAR ANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2.b to permit 67 parking spaces instead of the required 121 parking spaces. Section 1A01.3B.3 to per a rear yard setback of 21 feet / in lieu of the required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Part of existing parking lot is needed for building to house new fire truck and fire-fighting equipment needed to meet

required fire-fighting capability of the area. 2. Remainder of site is not large enough to hold required parking. 127 parking spaces are available on adjacent Fire Company property within 500 feet of fire house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm,

653-0262

Phone No.

under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): RCADIA VOL. FIRE CO., Inc. 55 Old Court Rd., Ste. 5 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name 3655 Old Court Rd., Suite 5

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 18th \_\_\_\_ day

653-0262

Attorney's Telephone No.: \_\_\_\_\_

of November, 1981, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of \_\_December

CEIVED FOR FILING

ORDER

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 16, 1981

111 W. Chesapeake Ave Towson, Maryland 21204 000

COUNTY OFFICE BLDG.

ger N. Powell, Esquire 555 Old Court Road Nicholas B. Commedari Chairman

MEMBERS Bureau of Engineering Separtment of

Traffic Engineering State Roads Commission Bureau of Fire Prevention Health Department Project Planning Suilding Department Board of Education

uite 5

ear Mr. Powell:

Zoning Administratio Industrial Development

altimore, Maryland 21208

FE: Item No. 82 Arcadia Volunteer Fire Company, Inc. Special Exception, Special Hearing and Variance Petitions

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, located on the south side of Arcadia Avenue east of Hanover Road, is presently zoned R.C. 2 and improved with the facilities of the Arcadia Volunteer Fire Company, which was built as a result of Case #4847-XV. Adjacent properties are improved with commercial uses to the north and individual dwellings to the east and west.

In view of your clients' proposal to construct an addition to the rear of the existing structure and provide less parking than required on land that was not included in the previous hearing, this combination hearing is required.

Particular attention should be afforded to the comments of the Health Department and the Department of Permits and Licenses. For information on the former comments, you may contact Mr. Rob Powell at 494-2762.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

MALLE COUNTY AND NICHOLAS B. COMMODARI Chairman, Zoning Plans Advisory Committee

## PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and or Deputy Zoning Commissioner should approve ..... To amend the original Special Exception in Case No. 4847XV to permit an addition to the existing building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

> I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

May rex agree

Control Purchaser:	Legal Owner(s):						
(Type or Print Name)	ORCADIA UCC. FIRE CO., Inc.						
Signature	Charles Co. Dicentici Para						
Address	Track Bling Cook Bros.						
City and State	Signature Shorts documents for						
Attorney for Petitioner:							
Roger N. Powell	5415 Arcadia Avenue 374-4111						
Ar (pe or Print Mume)	Address Phone No. Phone No.						
2 Sperure	City and State						
3615 Old Court Rd., Suite 5	Name, add ess and phone number of legal owner, contract purchaser or representative to be confacted						
Baltimore, MD 21208	Roger N. Powell Name						
Atheney's Telephone No.: 653-0262	3655 Old Court Rd., Ste.5 653-0262  Address Phone No. Baltimore, MD 21208						
RDERED By The Zoning Commissioner o	f Baltimore County, thisday						

 $19_{-}81_{-}$ , that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of December 1981, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Page 2 Arcadia Volunteer Fire Company, Inc. Item No. 82

MBC:mch

Z.C.O.-No. 1

RECEIVE

ORDER

co: C. A. Myers 5732 Emory Road Upperco, Maryland 21155

## PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER O	F BALTIMORE COUNTY:
described in the description and bist a	of the property situate in Baltimore County and which is attached hereto and made a part hereof, hereby petition for a law and Zoning Regulations of Baltimore County, to use the
herein described property fora_V	volunteer fire company.
Property is to be posted and adver-	rtised as prescribed by Zonling Engelations.
or this petition, and further agree to ar	above Special Exception advertising, posting, etc., upon filing nd are to be bound by the zoning regulations and restrictions to the Zoning Law for Baltimore County.
	I/We do solemnly declare and affirm, under the penalties of perjury, that */we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s):
(Type or Print Nan.a)	
Signature	Signature Thes
Address	(Type or Print Name),  (Aug. L.) Chimian Pres.  Signature  Signature  (Type or Print Name)
City and State	FLYD-17 6 11 - John
Attorney for Petitioner:	,
Røger N. Powell	5415 Arcadia Avenue 374-4111
yar or Drint Namey	Address Phone No.
30 1 Nout	Upperco, MD 21155
a distribute	City and State
555 Old Court Rd., Suite 5	Name, address and phone number of legal owner, con-
Y A Aress	tract purchaser or representative to be contacted
Baltimore, Md. 21208	Roger N. Powell
In pand State	Name 3555 Old Court Rd., Suite 5
ephone No.: 653-0262	Baltimore, MD 21208 653-0262
70 7	Address Phone No.
ORDERED By The Zoning Commiss	sioner of Baltimore County, this 18th day
ORDERED By The Zoning Commiss  November , 19 81	, that the subject matter of this petition be advertised, as
out Baltimore County that present the	e County, in two newspapers of general circulation through-
Commissioner of Rollimore County in the	posted, and that the public hearing be had before the Zoning
	Room 106, County Office Building in Towson, Baltimore
County, on the29th	day of December 19.81 at 11:00 o'clock
AM.	
	de Ton
	- fellant -
	Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY **ZONING PLANS** ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

November 25, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Z.C.O.—No. 1

Re: Item #82 (1981-1982) Property Owner: Arcadia Vol. Fire Co., Inc. S/S Arcadia Ave. 1,000' E. of centerline of Hanover Rd. Acres: 1.027 District: 5th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Arcadia and Carnival Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way, with a fillet area for sight distance at their intersection.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicate 1 on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #82 (1981-1982) Property Owner: Arcadia Vol. Fire Co., Inc. November 25, 1981

Water and Samitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line.

Baltimore County Water and Sewerage Plans W and S-9B, as amended, respectively indicate "No Planned Service" in the area.

Very truly yours,

Bureau of Public Services

RAM: EA": FWR: SS

cc: Jack Wimbley

BP-SE Key Sheet 97 NW 42 Pos. Sheet

NW 25 K Topo 15 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/wandx not result in practical difficulty and unreasonable hardship upon the Potitioner(s) and the granting of the variance(s) requested wilk/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /shouldenest be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltim re County, this \_\_\_\_\_ day of \_\_\_\_\_ January \_\_\_\_, 19 82 , that the herein Petition for Variance(s) to permit 67 parking spaces in lieu of the required 121 spaces, a rear yard setback of 21 feet in lies of the required 35 feet, and side yard setbacks of five feet for the existing improvement and proposed addition in lieu of the required 35 feet, in accordance with the site plan prepared by C.A. Meyers and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accom-

oan ing Special Exception Order.

ORDER RECEIVED FOR

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

- 1. The petitioner herein seeks to amend the site plan filed in
- 3. Subsequently, an addition to the existing improvement was confor future expansion. Mr. Gary W. Bowman, President, Arstorage and pumper capabilities because their territory lacks metropolitan vater and that the new piece of equipment would have a larger storage tank than the existing 1,000 gallon capac-
- 4. No protestants appeared at the hearing in opposition to the peti-
- spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

day of January, 1982, that the amendment to the site plan fi'ed in Case No. 4847-XV to expand the existing volunteer fire company, in accordance with the site plan prepared by C.A. Meyers and marked Petitioner's Exhibit 1, should be approved and,

tained in the accompanying Special Exception Order.

Zoning Commissioner o Baltimore County

- Case No. 4847-XV to expand the existing volunteer fire com-
- 2. On January 11, 1960, the then Deput, Zoning Commissioner, John G. Rose, granted a special exception for a volunteer firehouse on the subject property, together with a variance to permit a side yard setback of six feet in lieu of the required twenty feet (Case No. 4847-XV).
- structed to house five pieces of fire suppression equipment, rest rooms, and a community hall. The instant petition proposes to increase the square footage of the existing facility (4,500 square feet on each of the two levels) by 4,800 square feet on one level in order to house a 2,500 gal on capacity pumper and to provide cadia Volunieer Fire Company, Inc., testified that it is mandatory hat their equipment inventory include an increase in water
- 5. To approve the amendment would be in strict harmony with the

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IT IS ORDERED by the Zoning Commissioner of Baltimore County, this as such, the Petition for Special Hearing is hereby GRANTED, from and after the

date of this Order, subject, however, to the terms, provisions, and conditions con-

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204

December 15, 1981

Mr. William Hammond Toning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Arcadia Volunteer Fire Company, Inc.

Location: S/S Arcadia Avenue 1000' E. of centerline of Hanover Road Zoning Agenda: Meeting of November 10, 1981 Item No.: 82

Gentlemen:

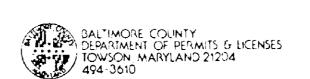
PAUL H REINCKE

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

Fire Prevention Bureau Planming Group Special Inspection Division

JK/mb/cm



November 16, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204

Comments on Item #82 Zoning Advisory Committee Meeting, November 10, 1981

Property Owner: 30 cadia Vol. Fire Co., Inc Location: S/S Arcadia Avenue 1000 E. of centerline of Hanover Road Existing Zoning: R.C. 2 Proposed Zoning: Variance to permit 67 parking spaces in lieu of the required 121 spaces, Special Hearing to amend the original Special Exception (Case #4847 XV) to permit an addition to the existing building and a Special Exception for a fire District: 5th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handica; ped and Aged; and other applicable Codes.
- B. A building/ \_\_\_\_permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

SPECIAL NOTE: X E.

CEB: rrj

Exterior wall'3 erected within 6' C of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction

- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_
- A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- Comments Show compliance to State Handicapped Code onplans What is the remainder of the structure used for and does it have the required fire separation?

NOTE. These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Avc., Towson.

Charles E. Burnham, Chief Plans Review

BALTIMORE COUNTY PUBLIC SCHOOLS

Pursuant to the advertisement, posting of property, and public hearing on the petition and it

Regulations having been met and the health, safety, and general weifare of the com-

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,

day of January, 1982, that the herein Petition for Special Excep-

appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning

munity not being adversely affected, the special exception should be granted.

tion to expand the existing volunteer fire company, in accordance with the site

plan prepared by C.A. Meyers and marked Petitioner's Exhibit 1, should be and

the same is GRANTED, from and after the date of this Order, subject, however,

of Permits and Licenses, dated November 16, 1981, and the

sion equipment and/or its associated equipment and material

shall not be used to accommodate any expansion of the kitchen

or banquet hall facilities presently located in the existing im-

of Public Works and the Office of Planning and Zoning, includ-

Zoning Commissioner of

Baltimore County

and, in keeping with the Department of Health's comments,

1. Compliance with the comments submitted by the Department

2. The addition shall be limited to the storage of fire suppres-

provement unless approved by the Department of Health.

Approval of the aforementioned site plan by the Department

ing landscaping and screening required for approval by the

Department of Health, dated December 8, 1981.

Current Planning and Development Division.

'o the following restrictions:

<u>K</u>

RECEI.

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 6, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: November 10, 1981

RE: Item No: 82, 83, 84, 85 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wm. Nick Petrovich, Assistant Department of Planning

BALTIMORE COUNTY
DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204 DONALD J. ROOP M.D. M.P.H.

December 8, 1981

Mr. William E. Hammend, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

DEPUTY STATE & COUNTY HEALTH OFFICER

Comments on Item 82, Zoning Advisory Committee Meeting of November 10, 1981, are as follows:

> Arcadia Vol. Fire Co., Inc. Property Owner: S/S Arcadia Avenue 1000' E. of centerline Location:

of Hanover Road

Existing Zoning: R.C. 2 Proposed Zoning: Variance to permit 67 parking spaces in lieu

of the required 121 spaces, Special Hearing to amend the original Special Exception (Case #4847 XV) to permit an addition to the existing building and a Special Exception for

a fire company. Acres: District:

1.027 5th

The existing building is presently served by a drilled well and sewage disposal system. The proposed building addition will be used to store additional fire fighting equipment. The proposed addition will not be permitted to accommodate any expansion of the kitchen or banquet hall facilities located in the ground floor of the existing building.

Prior to approval of a building permit for the proposed addition, the existing septic tank must be located, the physical condition of the baffels inspected and its contents removed by a licensed scavenger.

If any renovation and/or installation of equipment for the existing food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

> Director ' BUREAU OF ENVIRONMENTAL SERVICES

Very truly yours

IJF/fth

WILLIAM E HAMMOND ZONING COMMISSIONER

January 8, 1982

Roger N. Powell, Esquire 3655 Old Court Road, Skite 5 Baltimore, Maryland 21208

> RE: Petitions for Special Exception, Special Hearing, and Variances S/S of Arcad a Avenue, 905' E of Hanover Road - 5th Election District Arcadia Volunteer Fire Company, Inc. - Petitioner NO. 82-148-XSPHA (Item No. 82)

Dear Mr. Powell:

I have this date passed my Orders in the above referenced matter in accordance with the attached.

Very truly yours.

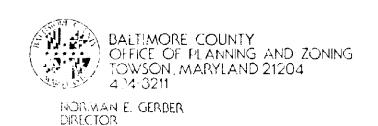
WILLIAM E. HAMMOND Zoning Commissioner

Attachments

WEH/srl

cc: John W. Hessian, III, Esquire People's Counsel

WNP/bp



December 22, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #82, Zoning Advisory Committee Meeting, November 10, 1931, are as follows:

Property Owner: Arcadia Vol. Fire Co., Inc. Location: S/S Arcadia Avenue 1000' E of centerline of Hanover Road Acres: 1.207 District: 5th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All parking areas should be effectively screened from adjacent residential premises.

John L. Wimbley Planner III Current Planning and Development

JLW:rh

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond TO Zoning Commissioner Norman E. Gerber, Director FROM Office of Planning and Zoning

December 21, 1981

SUBJECT Zoning Petition 82-148-XSpHA

In view of the proposal to construct an addition for additional fire-fighting equipment, and in view of the public need for such service, this office is not opposed to the granting of this petition.

Director of Planning and Zoning

NEG:JGH:dme

PETITION FOR SPECIAL EXCEPTION: SPECIAL HEARING & VARIANCE

5th DISTRICT

ZONING:

Petition for Special Exception, Special Hearing and Variance

LOCATION:

South side of Arcadia Ave., 905 ft. East of Hanover Rd.

DATE & TIME:

PUBLIC HEARING:

Tuesday, December 2, 1981 at 11:00 A.M. Room, 106, County Office Building, 111 W. Chesapeake Ave.,

Toweon, Maryland

The Zoning Commissioner of Laltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

> Petition for Special Exception for a volunteer fire company; Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve to amend the original Special Exception in Case No. 4847XV to permit an addition to the existing building; and Variance to permit 67 parking spaces instead of the required 121 parking spaces, and to permit a rear yard setback of 21 feet and side yard setback of 5 feet, both in lie 1 of the required 35 feet.

The Zoning Regulation to be excepted as follows:

Section 409. 2. b - Minimum required parking spaces

Section 1A01.3B.3 - Minimum rear yard and side yard setbacks in R. C. 2 Zone

All that parcel of land in the Fifth District of Baltimore County,

Being the property of Arcadia Volunteer Fire Co., Inc., a s shown on plat plan filed with the Zoning Department Hearing Date: Tuesday, December 29, 1981 at 11:00 A. M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

March 9, 1982

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Property Owner: Location:

- ZAC - Me ting of November 10, 1981 Arcadia Vol. Fire Co., Inc.

S/S Arcadia Avenue 1000' E. of centerline of Hanover Road Existing Zoning: R. C. 2 Proposed Zoning:

Variance to permit 67 parking spaces in lieu of the required 121 spaces, Special Hearing to amend the original Special Exception (Case #4847 XV) to permit an addition to the existing building and a Special Exception for a fire Company.

Acres: District: 1.027 5th

Dear Mr. Hammond:

The requested variance to parking can be expected

to cause parking problems in the area. The public streets in the area are narrow and should not be used for parking.

Engineer Associate II

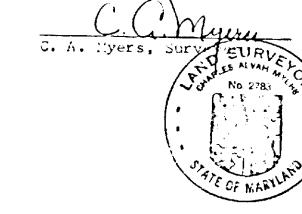
MSF/bza

82-148 X SPHA 12/24

PHONE: 429-3070

ALL that lot or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, State of Paryland, and described as follows, that is to say:

PEGINING on the South side of Arcadia Avenue, 905 feet wast of the center of Hanover Load, running thence, South 13 degrees 35 minutes 30 seconds West 131.00 feet, South 13 degrees 04 minutes West 225.60 feet to the center of Western Maryland hailroad, thence binding, South 13 degrees 21 minutes West 133.26 feet, thence North 33 degrees 04 minutes East 206.32 feet, North 29 degrees 03 minutes East 55.55 feet, North 74 degrees 00 minutes East 77.93 feet, North 29 degrees 03 minutes East 21.00 feet, North 12 degrees 37 minutes 30 seconds East 198.39 feet to the South side of Arcadia Avenue, thence binding two lines, North 71 degrees 25 minutes West 20 feet and North 73 degrees 10 North 71 degrees 25 minutes West 20 feet and North 73 degrees 10 rinutes west 50.00 feet to the place of beginning, containing 1.027 of an acre of land more or less.



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 2:204 825-7310

PAUL H REINCKE CHIEF

December 15, 1981

Mr. William Hammond Taning Cammussioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Arcadia Volunteer Fire Company, Inc.

Location: S/S Arcadia Avenue 1000' E. of centerline of Hanover Road

Item No.: 82 Zoning Agenda: Meeting of November 10, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Yorks.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 \*Life Safety Code\*, 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group Fire Prevention Bureau Special Inspection Division

JE/mb/cm

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

December 24, 1981

Robert N. Powell, Esquire 3655 Old Court Road Suite #5 Baltimore, Maryland 21208

WILLIAM E. HAMMOND

ZONING COMMISSIONER

Petition for Special Exception, Special Hearing and Variance S/s Arcadia Ave., 905' E of Hanover Rd. Arcadia Vol. Fire Co., Inc. - Petitioner

Case #82-148-XSPHA

Dear Mr. Powell:

WEH:klr

This is to advise you that \$88.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly (yours, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 102700

01-662

AMOUNT \$88.50 FROM: Arcadia Volunteer Fire Co. FOR Posting & Advertising of Case #82-148-XSPHA

VALIDATION OR SIGNATURE OF CAMHIER

Roger N. Powell, Esquire 3655 Cld Court Rd., Suite 5 Baltimore, Maryland 21208

DATE\_ 12/29/81

December 1, 1981

NOTICE OF HEARING

Petitions for Special Exception, Special Hearing and Variance S/s Arcadia Avenue, 905' E of Hanover Road Arcadia Volunteer Fire Co., Inc. Case #82-148-XSPHA

Tuesday, December 29, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

C. A. Myers 5732 Emory Road

Upperco, Maryland 2155

TOWSON, MARYLAND

BALTIMORE COUNTY

5732 EMORY ROAD - UPPERCO, MD. 21155

State Registered Surveyor No. 2783

PHONE: 429-5079

ALL that lot or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, State of Maryland, and described as follows, that is to say.

BEGINNING on the South side of Arcadia Avenue, 1000 feet East of the center of Hanover Road, running thence, South 13 degrees 36 minutes 30 seconds west 131.00 feet, South 33 degrees 04 minutes West 255.50 feet to the center of Western Maryland Railroad, thence binding, South 13 degrees 21 minutes West 133.25 feet, thence North 33 degrees 04 minutes Last 206.32 feet, North 29 degrees 03 minutes Last 55.55 feet, North 74 degrees 00 minutes East 77.93 feet, North 29 degrees 03 minutes Last 21.00 feet, North 12 degrees 37 minutes 30 seconds Last 193.89 feet to the South side of Arcadia Avenue, thence binding two lines, North 71 degrees 25 minutes West 20 feet and North 78 degrees 10 minutes West 50.00 feet to the place of beginning, containing 1.027 of an acre of land more or less.



July 30, 1981

U. S. Peparlment of Agriculture

Subject: Arcadia Volunteer Fire Company, Inc. 60' x 80' Addition and Related Work

Procedure Reference No.: 1942.17 (a) (7) (iii) 1942.17 (a) (6) (i) (c)

Item No. 21 Financial Feasibility Study

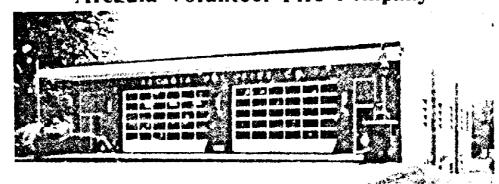
Gentlemen:

The present Fire House will not accommodate a new Pumper Tanker. The addition will be used for storing this new equipment. The cost estimate for this work is not to exceed \$125,000.00.

Respectfully submitted,

FEP/as

Arcadia Volunteer Fire Company



PHONE 374-4111 5415 Arcadia Avenue

Upperco, Maryland 21155

Cotouer IL, 131

Ocar Commissioner annoud:

At this time the arcalia Whatteer lire wo own would like to request a energency hearing on its zoning for our new building addition.

The reason for this request is that the company's new engine will soon be on arrival. As of now with the new engine, the charic comes off the a routly line eventer 10. 10 1, and the man of the proon lovember 23, 13% for the latter of many all in needed to keep our new eximation it was could be scheduled soon an opspiole it main the basis our major problem. Please reply to below hereon:

> Robert Stockadale 3915 Ut. Paul Rd. Lampstead, Ed. 21074 or call (301) 374-0560

Thanks A ain Arcadia Vol. Fire Jo. Gary Jøwnan President fail Bling and Secretary bbert Stocksdale Asst. Chief

July 30, 1981

U. S. Department of Agriculture

Subject: Arcadia Volunteer Fire Company, Inc.

Procedure Reference No.: 1942-A

Item No.: 24 Opinion

Guide No.: 15, Item 9

Gentlemen:

We have examined the site, the existing conditions, and the area of concern at Arcadia, Maryland. It is our opinion that a new addition (60' x 80', one story building) to the existing Fire House will meet all Federal, State and area wide requirements.

Very truly yours,

Ralph E. Phillips III President

REP/as

1025 CROMWELL BRIDGE ROAD • BALTIMORE, MARYLAND 21204 • (301) 296-2962

1025 CROMWELL BRIDGE ROAD • BALTIMORE, MARYLAND 21204 • (301) 296 2962

Arc. Jia Volunteer Fire Company

PHONE 374-4111 5415 Arcadia Avenue

Upperco. Maryland 21155

October 31, 1331

Dear Commissioner Hammond:

At this time the Arcadia Volunteer Fire Company would like to remest a energency hearing on the zoning for our new building addition.

The reason for this request is that the company's new engine will soon be on arrival. As of now with the new engine, the chasis comes off the assembly line Movember 10, 1931, and then goes on to Car-Mar on ovember 23, 1331 for the body. Our new building is needed to keep our new engine in. If hearing could be scheduled soon as notsible it would eliminate our major problem. Please reply to below person:

> Robert Stocksdale 3915 St. Paul Rd. Hampstead, Md. 21074 or call (301) 374-9560

> > Thanks again Arçadia Vol. Fire Co. Clary W. Esternan Gary Zownan President Aud Blingara Secretary Staketole ask chily Robert Stoc'sdale Asst. Chief

Addition to the

Arcadia Volunteer Fire Company, Inc.

Arcadia, Maryland'

Preliminary Engineering Report

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PCI Engineering, Inc. 1025 Cromwell Bridge Rd. Baltimore, Md. 21207

July 30, 1981

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PRELIMINARY ENGINEERING REPORT

Addition To Arcadia Volunteer Fire Company, Inc. Arcadia, Maryland

A. Need for the Facility

The fire company is in need of additional equipment to enhance the fire fighting capability of the organization. The equipment is to include a new pumper tanker. The present facility has no space to accomodate additional equipment.

B. Existing Facility

The existing facility consists of a two-story masonry structure. The upper level contains the fire fighting equipment and is entered at grade along Arcadia Avenue. The lower level contains a kitcher and hall. Crade at the site is such that the lower floor is at ground level at the rear of the building.
The building is heated by an oil-fired boiler located in an appurtenance to the building at the rear. The capacity of the existing boiler appears to be excessive for the facility. The boiler is also near the end of its life expectancy. Domestic hot water is generated by the same boiler. The building has been well maintained and is in good condition. The east and west walls are concrete block with no evidence of insulation.

C. Proposed Facility

The proposed facility consists of a 60' x 80' x 14' pre-engineered metal building. The building is to be located adjacent to the south wall of the existing structure at the lower level. The building will be designed to meet codes in effect for the location. The heating system will be designed with sufficient capacity to produce 70°F inside temperature with 0°F outside. Structural design will be for 30 psf roof load and a 25 psf wall load. Insulation systems will provide R-19 in the roof and R-11 in the side walls. This will produce an energy efficient building.

As part of this project, the existing non-insulated block, east and west walls are to receive 3 inches of fiberglass insulation and metal siding. Additional insulation is to be installed in the ceiling of the existing building.

Preliminary Engineering Report Arcadia Volunteer Fire Co., Inc. July 30, 1981

A new boiler is to be installed which will match the heat loss for the total facility. The old boiler will be removed. With the insulation package described, we feel the new boiler will, in fact, be of less cpacity than the existing hoiler and will provide greater operating efficiency. A separate water heater will be installed to provide domestic hot water.

The new building will provide space for the additional fire fighting equipment and additional area for banquet facilities.

The project will produce a more energy efficient facility, provide additional space for income producing functions, and at the same time provide increased fire protection capabilities.

D. Building Site

The existing site is of sufficient size to accomodate the new addition. There is an existing common access road to the east of the facility. The addition can be built with a minimum of grade changes as the existing elevations are very nearly finished floor.

E. Cost Estimates

The construction cost for the facility is estimated at \$125,000.00. The engineering fees for the project are \$4,800.00.

F. Annual Operating Budget

We have calculated the heat loss for the proposed addition and projected an annual heating cost of \$2,550.00 based on oil costs of \$1.20 per gallon (see attached).

Conclusion

We feel that the proposed addition is necessary to provide increased fire fighting capabilities in northern Baltimore County. The approach to the project is appropriate for the site and enhancements to existing facility will produce a more energy efficient facility.

Rayph E. Phillips III President PCI ENGINEERING, INC.

REP/as

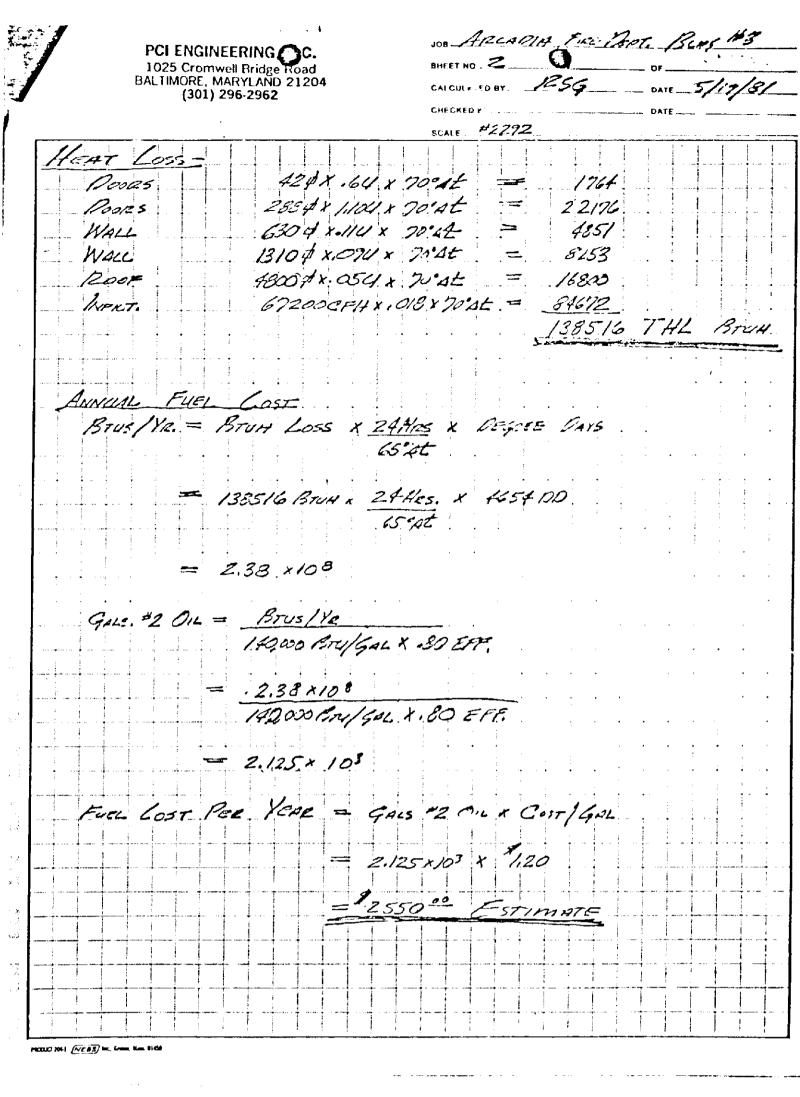
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JUB ARCADIA FIRE PERT BENG #3

PCI ENGINEERING, INC.

1025 Cromwell Bridge Road BALTIMORE, MARYLAND 21204 (301) 296-2962

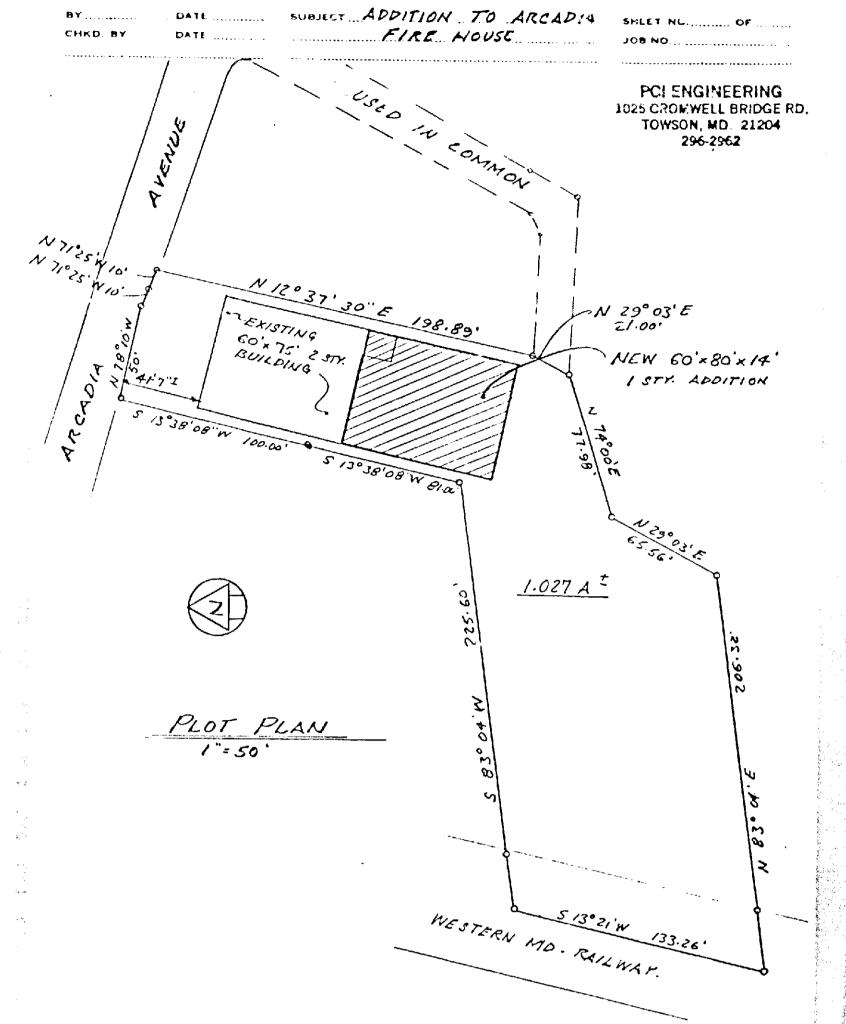
THEMAL RESISTANCE



CERTIFICATE OF POSTING 82-148- X5 PHA ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 5th	Date of Posting 12-12-81
Posted for: Special Exception - Spins	& Hearing and Variance
Petitioner: arcadia Voluntur Te	re Co. ♥
Posted for: Special Cycython - Spices Petitioner: Arcadia Voluntur Fr Location of property: S/S of Arcadia avenue	-, 50-15 of Hanere - 12d.
Location of Signs: Front of Fine Hall, app	ses 945 Cast of Honoror Pel
Remarks:	
Posted by Signature  Number of Signat	Date of return: Dec 15-81
Number of Signs: 3	

PETITION	MAPPING PROGRESS				SS	SHEET				
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	Ьу	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline							_			
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 4847 X					ed Pla e in ou		or desc	criptic	ona	Yes
Previous case:			1	Map #		···-	<del></del>			No



PETITION FOR SPECIAL EXCEPTION; SPECIAL HEARING & VARIANCE ZONING: Petition for Special Ex-ception, Special Hearing and Variance LOCATION: South side of Arcadia Avenue, 9'5 ft. East of Hanover Road

DATE & TIME: Tuesday, December

29, 1981 at 11:00 A M.

PUBLIC HEARING: Room 106.

County Office Building, 111 W.

Chesapeake Avenue, Towson, The Zoning Commissioner of Hat-timore County, by suthority of the Zoning Act and Regulations of Haitimore County will hold a public hearing: Petition for Special Exception for a volunteer tire company: Special Hearing under Section 5007 of the Zoning Regulations of Baltimore County to determine whether or not

the Zoring Commissioner and or hot the Zoring Commissioner should approve to amend the original Special Exception in Case No. 4847XV to permit an addition to the existing building; and Variance to permit 67 parking spaces in iteed of the required 1.1 parking spaces, and to permit 8 rear yard setback of 21 feet and side variants as the set of 5 feet both. and side yard setback of 5 feet, both in lieu of the required 35 feet.

The Zoning Regulation to be excepted as follows:

Section 109.2.b—Minimum required parking spaces
Section 1A01.3B.3—Minimum rear
yard and side yard setbacks in R.C.
2 Zone All that naveal of lead dead and the

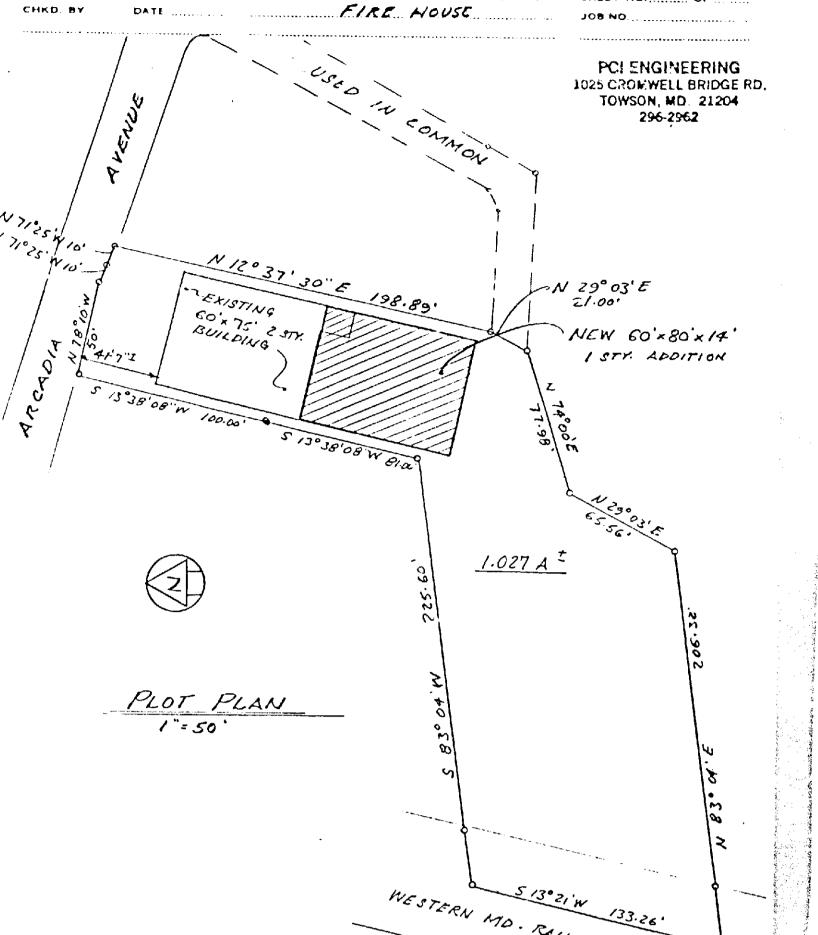
DGAR HOWARD ISAACS, JR. A BELLIMORE COUNTY, MD. 4 DATH ARUNDEL COUVALLES CH. C.H.C. CO.- LATLORSON & LORETTA VIR. MD. 4 DATH ARUNDEL COUVALLES CH. C.H.C. CO.- LORETTA VIR. MD. 4 DATH ARUNDEL COUVALLES CH. C.H.C. CO.- LORETTA VIR. MD. 4 DATH ARUNDEL COUVALLES CH. C.H.C. CO.- LORETTA VIR. MD. 4 DATH ARUNDEL COUVALLES CH. C.H.C. CO.- LORETTA VIR. MD. 4 DATH ARUNDEL COUVALLES CH. C.H.C. C GEORGE JOSEPH ISAACS OFFE MIST mencement, me. 21894 C. John Serie, Solicitor 7 Central Series, Solicitor Palitmere, Md. 21294

CERTIFICATE OF PUBLICATION

Towson, MD., 19.1. 19.1. 19.1. 19.1. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Bultimore County, Md., one White County of little successive weeks before the little day of \_\_\_\_\_, 19\_21 , the first publication appearing on the 120th day of 10center

THE JEFFERSONIAN, went surpris

Cost of Advertisement, \$\_\_\_\_\_\_



Poger N. Powell, Require

Daltimore, Maryland 21208

Suite 5

5732 Encry Road Opperoo, Maryland 21155

: BEFORE THE ZONING COMMISSIONER

Men TO. Bleen 30

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House

Towson, Maryland 21204 494–2188

OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR SPECIAL HEARING

ARCADIA VOLUNTEER FIRE CO., INC.: Case No. 82-143-XSPHA

:::::::

CRDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524. I of the Baltimore County

I HEREBY CERTIFY that on this 7th day of December, 1981, a copy of the foregoing

Order was mailed to Roger N. Powell, Esquire, 3655 Old Court Road, Suite 5, Baltimore,

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

PETITION FOR VARIANCES

S/S of Arcadia Ave., 905' E of Hanover Rd., 5th District

Mr. Commissioner:

Peter Max Zimmerman

Deputy People's Counsel

Maryland 21208, Attorney for Petitioner.

Zoning Commissioner

Petitioner Arcalia Volunteer Pire Co., Inc. Petitioner's Attorney Roser F. Presil

Reviewed by: Juctora B. Commodari Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE CF PLANNING & ZONING County Office Building

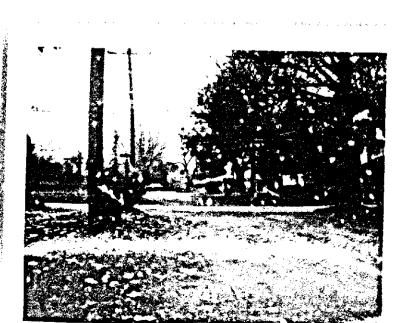
111 W. Chesapeake Avenue Towson, Maryland 21264 Your Petition has been received this 27 day of

Received: \_\_\_\_ Check CashOther

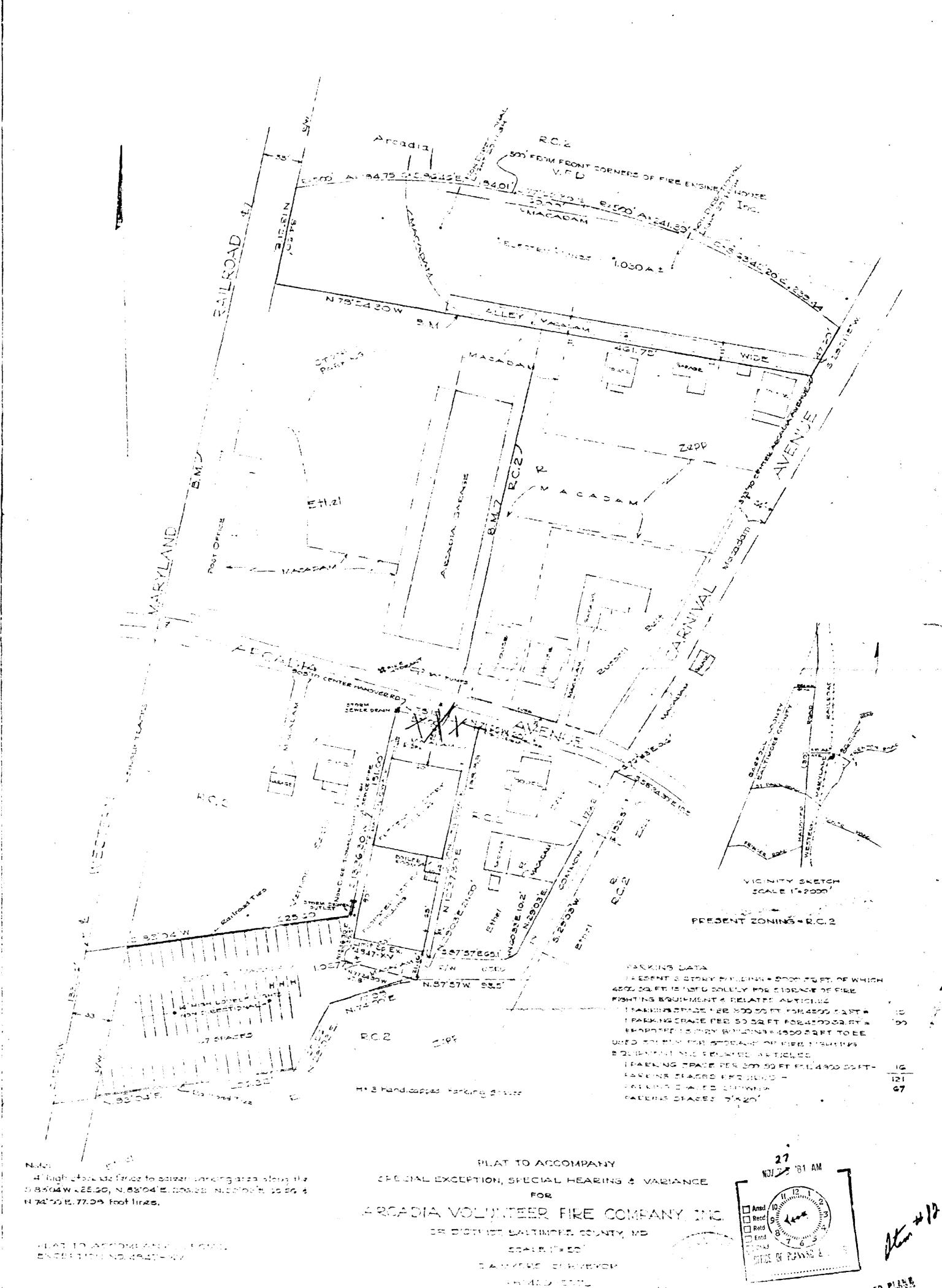
William E. Hammond, Zoning Commissioner

\*This is not to be interpreted as acceptance of the Petition for assignment of a

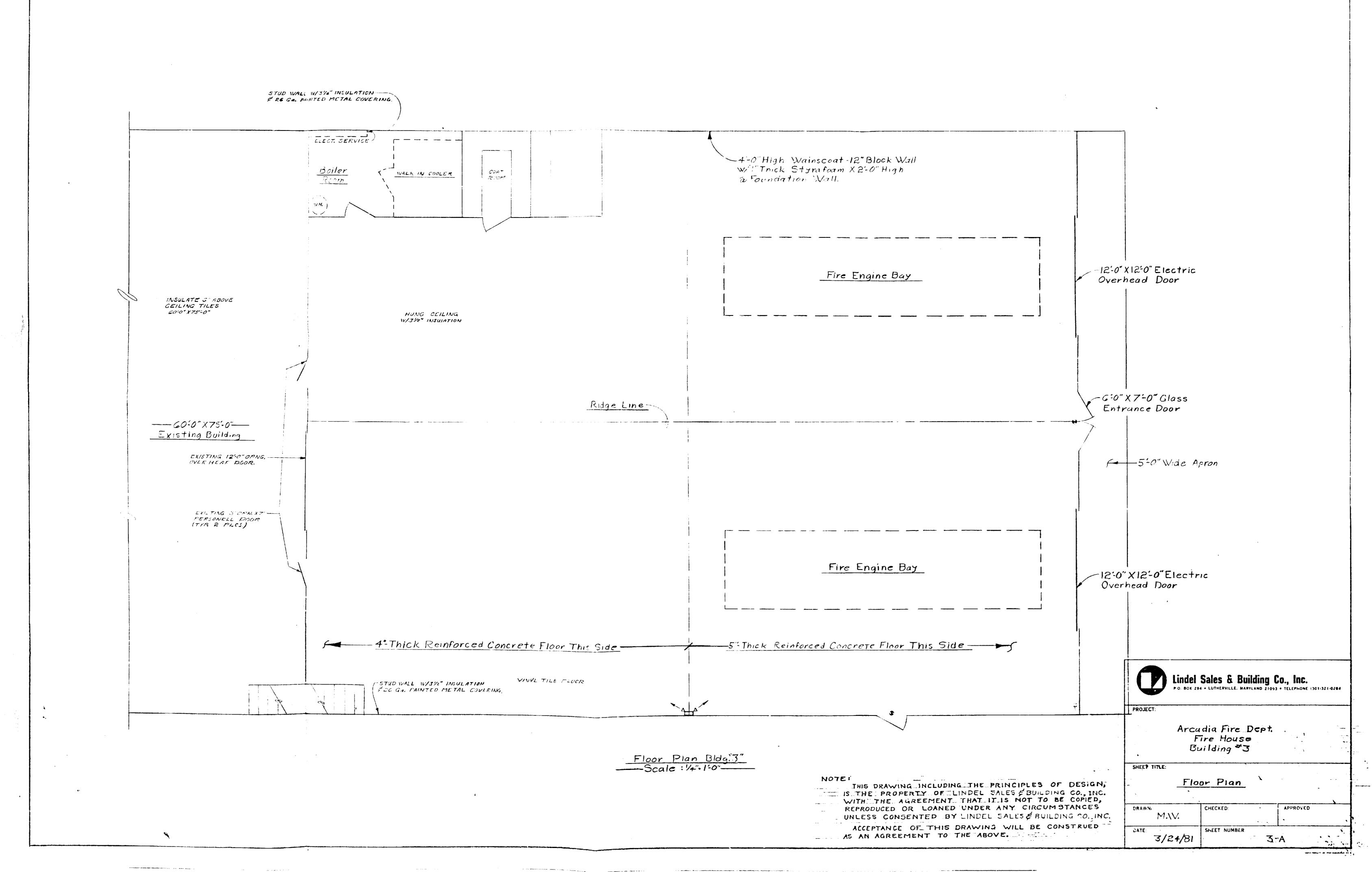


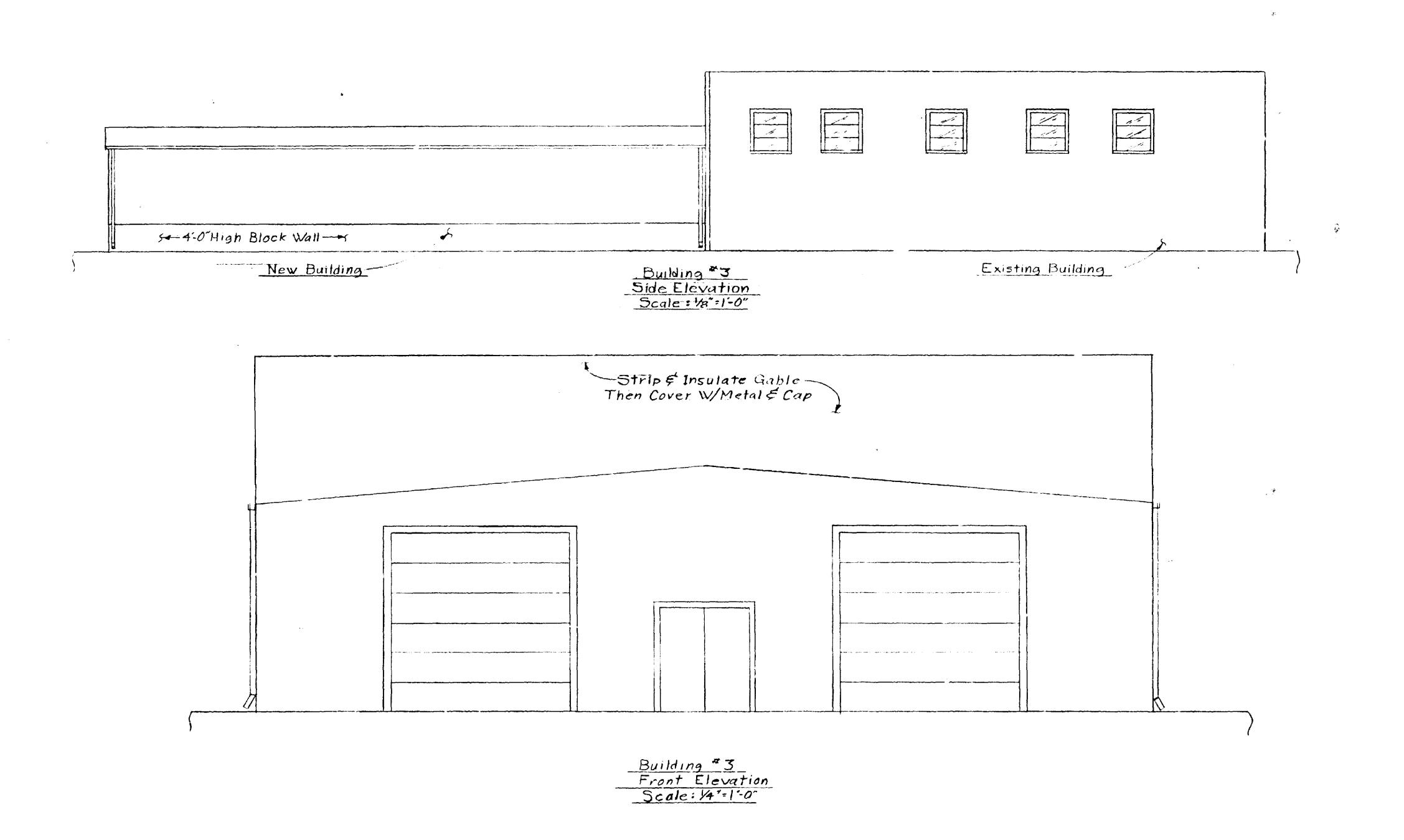


2:500 A: 84.75 C. 5.8646E VIC'N TY SKETCH 1000 E 1"+2000" PRESENT CONING + R.C.2 FASKIIIS LATA PRESENT DISTORY FOR LESS \* 2000 SERVICE WHICH : 4000 BY, FT IS 1950 BY FLY FOR STORAGE OF FIRE FIGHT LO EQUIPMENT A RELATED AND SINGLE ESANG MICHAGE PER PODICE ET POR 4500 (1/2 ET # 1/5 TEARBRING THATE FEE SO EXECUTEDRAL ODER FOR 1997 1999. 1999. FRORMTER (TETTE) ENVIOUS - 4500 SAFT TO BE UPTED FOR THE SECOND FOR THE PROPERTY OF THE PROPERTY OF Environment has been been been considered. CEARNING SPATE YER SON OUT FOR 4 YOUR PITE 16 人名英格特特特 医线线性外点 电电流 化电流 海 CONTRACTOR OF SMITH OF THE SMITH OF SAFERRY STANFO MIKEN ARTHUR YOUR TEER FIRE COMPANY, I'M בין אינוע לכן מור שואום באומונים בין באומיים בין PLAT 10 ACCOMEANY OFECIAL SOME BUYER' EXCEPTION NO. 4847-XV COLA STANDER CONTRACTOR 



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ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN AGREEMENT TO THE ABOVE.

PROJECT:

Arcadia Fire Dept.
Fire House
Building \*3

SHEET TITLE:

CHECKED:

APPROVED:

SHEET NUMBER:

3/24/81

SHEET NUMBER:

3 B